

**EXISTING
QUICK TRIP**

**B-1(CD)
ZONING
(PETITION # 2014-054)**

**O-2
ZONING**

VICINITY MAP SCALE: 1" = 2,000'

**R-17MF
ZONING**

EXISTING BUILDING 2

**PROPOSED
FENCED
PLAYGROUND**

EXISTING BUILDING 1

**PROPOSED
BUILDING**

LIMITS OF REZONING REQUEST

**POTENTIAL FUTURE FREE-STANDING
RETAIL AND/OR RESTAURANT
MAX SF 6,000 SF**

**CONNECT INTERNAL SIDEWALK TO EXISTING SIDEWALK
ALONG CENTRAL (EXACT TIE-IN LOCATION MAY VARY)**

PROPOSED 5' SIDEWALK

PROPOSED 5' SIDEWALK

**PROPOSED STUB FOR
FUTURE CONNECTION**

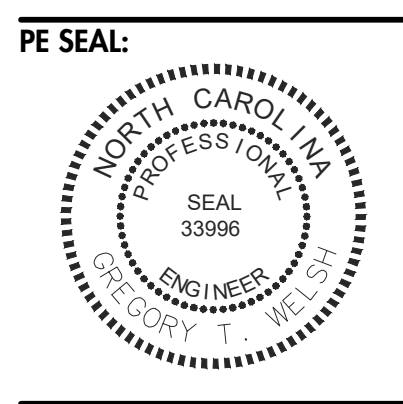
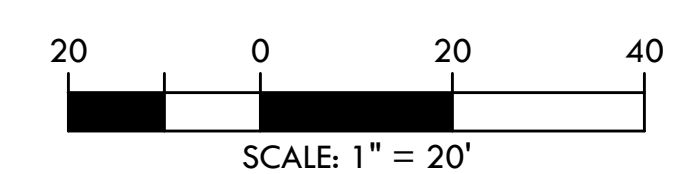
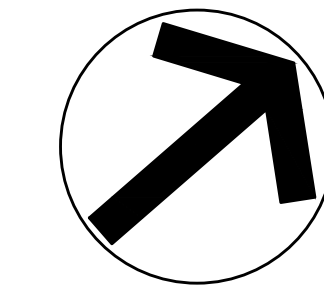
**PROPOSED STUB FOR
FUTURE CONNECTION**

PROPOSED ZONING LINE

EASTLAND MALL SITE

**B-1SCD
ZONING
(PETITION # 1985-038)**

DRAWING INFORMATION



MOVEMENT SCHOOL EAST
CENTRAL AVENUE
CHARLOTTE, NORTH CAROLINA
MOVEMENT FOUNDATION
SITE PLAN AMENDMENT FOR PETITION # 2019-055

REVISIONS:
1. 06/10/19 - PER CITY COMMENTS
2. 08/16/19 - PER CDOT COMMENT
3. 09/16/19 - PER CITY COMMENTS
4. 10/01/19 - PER CITY COMMENTS
5. 03/15/21 - PER CITY COMMENTS

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LB
PROJECT #: 019/011
SHEET
RZ-1
SHEET 1 OF 2

SITE DEVELOPMENT TABLE

PROJECT NAME:	MOVEMENT SCHOOL EAST
PETITION NO.:	# 2019 - 055 SPA
PETITIONER:	MOVEMENT RESOURCES
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
TAX PARCEL NUMBERS:	10304127
COMBINED LOT SIZE:	±4.185 ACRES
CURRENT ZONING:	MUDD-O (PETITION #2019-055)
PROPOSED ZONING:	MUDD-O SPA
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	ELEMENTARY & SECONDARY SCHOOL, RELIGIOUS INSTITUTION, TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT
PROPOSED LAND USE:	ELEMENTARY & SECONDARY SCHOOL, RELIGIOUS INSTITUTION, TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT, HEALTHCARE CLINIC, AND 6,000 SF FREE STANDING RETAIL OR RESTAURANT
MAXIMUM GFA:	106,000 SF (2,000 SF OF WHICH MAY BE DEVOTED TO A TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT)
JURISDICTION:	CITY OF CHARLOTTE
WATERSHED DISTRICT:	MCALPINE CREEK (CENTRAL CATAWBA PC)
FEMA INFORMATION:	MAP NO. 3710457300K MAP DATES: 2/19/2014 FLOOD ZONE: N/A

**RIGHT-OF-WAY TO BE
DEDICATED, MEASURED 53'
FROM C/L OF CENTRAL AVE
(REFER TO NOTE D.4 OF THE
DEVELOPMENT STANDARDS)**

**20' SETBACK (MEASURED FROM
EXISTING BACK OF CURB)**

FUTURE 30" CURB & GUTTER

**EX FACE OF CURB
LOCATED ±40' FROM C/L**

EXISTING ZONING LINE (TYP)

**EXISTING RIGHT-IN /
RIGHT-OUT DRIVEWAY**

CENTRAL AVENUE

PARCEL 10304199
CITY OF CHARLOTTE
DEED BOOK 227628 PAGE 851

PROPOSED 6' SIDEWALK IN SIDEWALK EASEMENT

PROPOSED 8' PLANTING STRIP

PARCEL 10304199
CITY OF CHARLOTTE
DEED BOOK 227628 PAGE 851

7' Wood Privacy Fence on Concrete Wall

PARCEL 10304208
CORNWELL LLC
DEED BOOK 19887 PAGE 307

10304127
CITY OF CHARLOTTE
DEED BOOK 19887 PAGE 307

10304127
CITY OF CHARLOTTE
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MARCH 15, 2021

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MOVEMENT RESOURCES TO ACCOMMODATE THE DEVELOPMENT AND OPERATION OF AN ELEMENTARY AND SECONDARY SCHOOL AND OTHER USES SPECIFIED IN THESE DEVELOPMENT STANDARDS ON THAT APPROXIMATELY 4.140 ACRE SITE LOCATED ON THE NORTH SIDE OF CENTRAL AVENUE BETWEEN NORTH SHARON AMITY ROAD AND LOS AMIGOS AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 1.03-041-27.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- THE PURPOSE OF THIS REZONING PETITION IS TO AMEND THE APPROVED MUDD-O CONDITIONAL REZONING PLAN FOR THE SITE TO ACCOMMODATE THE DEVELOPMENT OF A NEW MAXIMUM 6,000 SQUARE FOOT BUILDING ON THE SITE (THE "PROPOSED NEW BUILDING") AND TO ALLOW ADDITIONAL USES ON THE SITE AS DESCRIBED BELOW. THE SITE IS CURRENTLY IMPROVED WITH TWO EXISTING BUILDINGS THAT ARE DESIGNATED AS "EXISTING BUILDING 1" AND "EXISTING BUILDING 2" ON THE REZONING PLAN AND SURFACE PARKING AREAS.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

B. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

- PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE REQUIRED SETBACK FROM CENTRAL AVENUE.
- VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND CENTRAL AVENUE.
- THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL NOT APPLY TO THE BUILDINGS LOCATED ON THE SITE.
- AN EXISTING BUILDING LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT IN SECTION 9.8506(2)(A) OF THE ORDINANCE.
- THE EXISTING SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON CENTRAL AVENUE MAY REMAIN IN PLACE.

C. PERMITTED USES/DEVELOPMENT LIMITATIONS

- SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS 2 THROUGH 6, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
 - AN ELEMENTARY AND SECONDARY SCHOOL COMPRISED OF A KINDERGARTEN, AN ELEMENTARY SCHOOL AND A MIDDLE SCHOOL (THE "SCHOOL").
 - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).
 - PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES.
 - RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT.
 - SERVICES SUCH AS BEAUTY SHOPS AND BARBERSHOPS.
 - A RELIGIOUS INSTITUTION AS A SECONDARY, NON-PRINCIPAL AND/OR ACCESSORY USE TO THE SCHOOL. AS A RESULT, IN THE EVENT THAT THE SCHOOL USE IS DISCONTINUED FOR 6 CONSECUTIVE MONTHS (EXCLUDING SUMMER VACATION AND SCHOOL HOLIDAYS) AND NOT RE-ESTABLISHED WITHIN SUCH 6 MONTH PERIOD, THEN THE RELIGIOUS INSTITUTION SHALL NO LONGER BE A PERMITTED USE ON THE SITE AND SHALL BE DISCONTINUED.
- A MAXIMUM OF THREE PRINCIPAL BUILDINGS MAY BE LOCATED ON THE SITE.
- THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDINGS LOCATED ON THE SITE SHALL BE 106,000 SQUARE FEET.
- OF THE ALLOWED 106,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A TOTAL MAXIMUM OF 8,000 SQUARE FEET MAY BE DEVOTED TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 OR TYPE 2), RETAIL SALES AND SERVICE USES.
- OF THE ALLOWED 106,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A TOTAL MAXIMUM OF 15,000 SQUARE FEET MAY BE DEVOTED TO PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES.
- DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS ARE PROHIBITED ON THE SITE.

D. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS (5' WIDE MINIMUM) SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- A VEHICULAR CONNECTION SHALL BE MADE FROM THE SITE TO THE ADJACENT PARCEL OF LAND LOCATED TO THE EAST OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROPOSED NEW BUILDING. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROPOSED NEW BUILDING.

E. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCE.
- ATTACHED TO THE REZONING PLAN IS A CONCEPTUAL, ARCHITECTURAL PERSPECTIVE THAT DEPICTS THE FRONT ELEVATION (THE ELEVATION FACING CENTRAL AVENUE) OF THE RENOVATED EXISTING BUILDING 1 AND THE CENTRAL AVENUE FACING AND EASTERN FACING ELEVATIONS OF EXISTING BUILDING 2 THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. THE FRONT ELEVATION (THE ELEVATION FACING CENTRAL AVENUE) OF THE RENOVATED EXISTING BUILDING 1 AND THE CENTRAL AVENUE FACING AND EASTERN FACING ELEVATIONS OF EXISTING BUILDING 2 HAVE BEEN DESIGNED AND CONSTRUCTED SO THAT THESE ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED ARCHITECTURAL PERSPECTIVE. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE PROPOSED NEW BUILDING TO BE CONSTRUCTED ON THE SITE.
 - BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
 - FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2 FEET AND 10 FEET ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4' - 0" ABOVE ADJACENT STREET SIDEWALK.
 - THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
 - BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.
 - MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

F. STREETScape AND LANDSCAPING

- PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON THE UNNAMED SHARED ACCESS ROAD LOCATED ALONG THE NORTHERN PROPERTY LINE OF THE SITE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE EXISTING PLANTING STRIP AND SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON CENTRAL AVENUE SHALL REMAIN IN PLACE.

G. LIGHTING

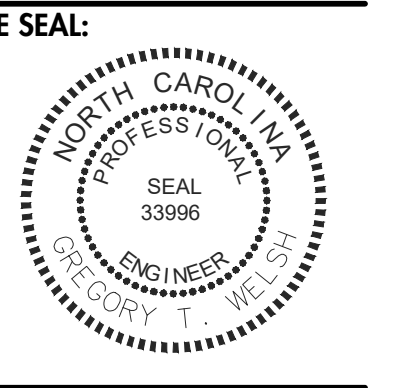
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.

H. ENVIRONMENTAL

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



- REVISIONS:
- 06/10/19 - PER CITY COMMENTS
 - 06/16/19 - PER CDOT COMMENTS
 - 09/16/19 - PER CITY COMMENTS
 - 09/16/19 - PER CITY COMMENTS
 - 03/15/21 - PER CITY COMMENTS